

LAND AVAILABLE



Hamilton County

— 160 —

ACRES M/L

RECREATIONAL | HUNTING | TILLABLE

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LISTING #17769

 **PEOPLES**[™]
COMPANY
INTEGRATED LAND SOLUTIONS

LAND AVAILABLE | HAMILTON COUNTY, IOWA

160 Acres M/L



Peoples Company is pleased to present an exceptional farm located just north of Stratford in Hamilton County, Iowa. The farm consists of 160 acres m/l with 104.20 tillable acres m/l boasting a CSR2 rating of 82.8. Primary soil types include Luther loam and Webster clay loam. The high-quality tillable acres are surrounded by thick mature timber, making this property a hunter's paradise, perfect for growing and holding large deer. The eastern road frontage allows for easy access to every part of the property without spooking wildlife due to predominately westerly winds.

Despite its secluded location, this property is just 20 minutes south of Webster City and an hour north of the Des Moines Metro. The farm is situated along Big Bear Road in Webster Township of Hamilton County, Iowa.

Whether you're an aspiring farmer, an avid hunter, or someone looking to invest in a property with diverse potential, this exceptional farm delivers on every front. There is no hunting lease in place. Early possession is possible if buyer wants to hunt this fall. Contact Agent for details.

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HIGH-QUALITY TILLABLE ACRES

CSR2 -82.7



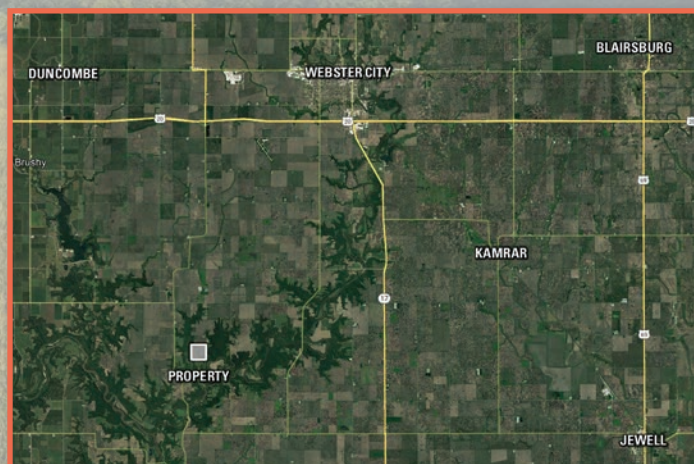
TILLABLE SOILS

Code	Soil Description	Acres	% of Field	Legend	CSR2
355	Luther loam	57.98	55.73%	●	84
107	Webster clay loam	27.77	27.66%	●	86
168B	Hayden loam	15.24	14.65%	●	76
236B	Lester loam	1.09	1.05%	●	85
356G	Storden-Hayden complex	0.97	0.93%	●	13

Weighted Average 82.7



DIRECTIONS From Webster City: At the intersection of Highway 20 and Highway 17 head south on Highway 17 for 0.4 miles. Turn right (west) onto Closz Drive for 0.3 miles. Turn left (south) onto Aldrich Drive for 0.3 miles. Continue onto Inkpadata Avenue for 0.5 miles. Turn right (west) onto 245th Street for 0.8 miles. Turn left (south) onto Tunnel Mill Road for 3.4 miles. Continue on 280th Street. Take 290th Street to Big Bear Road for 5.9 miles. The farm lies along the west side of Big Bear Road.



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